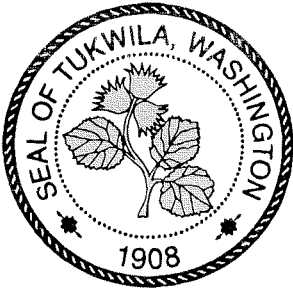

TUKWILA SOUTH PROJECT DRAFT EIS

Draft Environmental Impact Statement

VOLUME I



***City of Tukwila, Washington
April, 2005***



City of Tukwila

Department of Community Development

Steven M. Mullet, Mayor

Steve Lancaster, Director

April 5, 2005

RE: Tukwila South Project Draft Environmental Impact Statement

Dear Interested Reader:

Attached is a copy of the Draft Environmental Impact Statement (DEIS) for La Pianta LLC's Tukwila South Project. Copies of the DEIS are also available for review at the Foster and Tukwila libraries, and at the City of Tukwila Department of Community Development office during business hours of 8:30 AM to 5:00 PM. Alternatively, the DEIS can be reviewed and downloaded at the City of Tukwila's web site at: www.ci.Tukwila.wa.us. This DEIS has been prepared pursuant to the State Environmental Policy Act (SEPA – Chapter 43.21C RCW) and the SEPA Rules (WAC 197-11-400) for use by the public, agencies, groups and decision-makers in review of the Proposed Actions and alternatives.

La Pianta LLC is proposing long-term development of up to approximately 14 million square feet in a large-scale, campus setting on approximately 498 contiguous acres located in the City of Tukwila and portions of unincorporated King County and the City of Kent that lie due south of the City. Proposed uses are campus-style office and research environments with an array of commercial, retail, residential, hotel and recreational uses. The proposed development could bring between 22,000 and 29,000 new jobs and between 700 and 1900 new residences to the site over the next 25 years.

The following elements of the environment were analyzed in the DEIS: Earth, Water Resources (Surface Water/Drainage, Floodplains, Groundwater, Water Quality), Plants and Animals (upland vegetation/habitat, Wildlife and Fisheries), Wetlands, Hazardous Materials, Land and Shoreline Use, Relationship to Plans and Policies, Socioeconomics, Parks and Recreation, Cultural and Historic Resources, Aesthetics/Light and Glare, Transportation, Air Quality, Noise, Public Services, and Utilities. For each of these elements, the DEIS identifies probable environmental impacts, measures that may mitigate these impacts, and any significant unavoidable adverse impacts that may be anticipated.

Key environmental issues and options facing decision-makers include:

- Wildlife Habitat and Critical Areas – The Proposed Actions include substantial modifications to the natural environment, including wetlands, watercourses and steep slopes. A comprehensive mitigation program, to be guided by a Sensitive Area Management Plan (SAMP) is proposed.
- Transportation – Traffic generated by the Proposed Actions will affect transportation systems managed by several governmental jurisdictions. Decision makers will need to determine whether identified mitigation measures adequately address the impacts and how to implement them.
- Public Services – The Proposed Actions will place additional demands on area public service providers while also generating additional governmental revenue. Decision makers will need to determine how to provide and fund adequate services to the proposed development.

You are invited to participate in the environmental review process on the Tukwila South Project through both your written comments on the DEIS and your involvement in a public meeting to be held on April 27, 2005, at 6:00 PM at the City of Tukwila Council Chambers, 6300 Southcenter Boulevard, in Tukwila. The deadline for submitting written comments is May 5, 2005. After the written comment period ends, the next stage of the environmental review process will be publishing a Final EIS. The Final EIS will respond to comments received on the DEIS.

Please address any comments or question on this DEIS to Steve Lancaster, Director, Department of Community Development, 6300 Southcenter Boulevard, Suite 100, Tukwila WA 98188, Telephone (206) 431-3670.

Thank you for your interest and participation in this environmental review.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lancaster", with a stylized, cursive script.

Steve Lancaster
SEPA Responsible Official
City of Tukwila

**DRAFT
ENVIRONMENTAL IMPACT STATEMENT
TUKWILA SOUTH PROJECT DRAFT EIS**

**CITY OF
TUKWILA, WASHINGTON**

Prepared for the Review and Comments of Citizens,
Groups and Governmental Agencies

In Compliance With
The State Environmental Policy Act of 1971 (RCW 43.21C)
and City of Tukwila SEPA Policies and Procedures

FACT SHEET

PROJECT TITLE

Tukwila South

PROPOSED ACTION

La Pianta LLC is proposing long-term development of up to approximately 14 million square feet in a large-scale, campus setting on approximately 498 contiguous acres located in the City of Tukwila and portions of unincorporated King County and the City of Kent that lie due south of the City. The vast majority of the site is under the control of the applicant. Proposed uses are campus-style office and research environments with an array of commercial, retail, residential, hotel and recreational uses. Overall, the project would be developed to accommodate the needs of national and international companies and institutions specializing in emerging technology industries that have need of an integrated campus setting with expansion opportunities, a range of uses, and adjacent amenities. The project is intended to create a major new employment hub and to implement the new vision and policies for the Tukwila South planning area outlined in the City of Tukwila's Comprehensive Plan (2004).

The Proposed Actions for the site include:

- City approval of a Master Plan for the site;
- Designation of the site as a Sensitive Area Master Plan Overlay district and approval of a Sensitive Area Master Plan for the site;
- Approval of other development-related code amendments relevant to site development (including modifications to the subdivision and zoning sections of the Municipal Code);
- A Development Agreement between the City of Tukwila and La Pianta LLC (under Chapter 36.70B RCW);
- Permitting and construction of infrastructure, buildings, roads and other improvements over the approximate 25-year buildout period (including grading, shoreline substantial development, site plan approvals, building permits); and,
- Extension of the City's Shoreline Master Plan designation of Urban to the annexed portion of the site within the shoreline management jurisdiction.

The City's Comprehensive Plan text and land use map amendments (2004) authorize expansion of the existing Master Plan Overlay boundaries to coincide with the boundary of the Tukwila South site. The proposed Tukwila

South Project is intended to implement the relevant policies of the Comprehensive Plan. The proposed Tukwila South Master Plan, Sensitive Area Master Plan and long-term buildout of the site are analyzed in this Draft EIS. La Pianta LLC has proposed entering into a Development Agreement with the City of Tukwila in accordance with RCW 36.70B.170.

This Draft EIS addresses the probable, significant environmental impacts that could occur as a result of the Proposed Actions and future development of the site. Implementation of the overall Tukwila South Project calls for construction of the major infrastructure elements in the initial phase. Installation of major infrastructure elements in the initial phase is intended to facilitate future development of the Tukwila South site in a more consistent and timely manner, and allow future development to efficiently respond to market conditions through buildout of the site. The initial infrastructure phase includes the extension and expansion of Southcenter Parkway to S 200th Street, and the alignment and reconstruction of S 178th Street west of Southcenter Parkway.

This Draft EIS includes a sufficient level of analysis and detail to support federal, state, and local permit decisions related to both the initial site preparation and infrastructure development phase, as well as to support permit decisions for long-term development of the site.

The probable, significant impacts of the Tukwila South Project are evaluated for two primary time periods:

- Infrastructure Development Phase (2006 – 2008)
- Full Buildout (assumed by year 2030).

ALTERNATIVES

For purposes of environmental review, three development scenarios were developed (Alternatives 1 through 3) that encompass a broad range of land uses that the site could potentially accommodate in the future. The alternatives are intended to represent an overall envelope of potential development for analysis in the EIS. They function to provide representative levels and types of development that could be achieved incrementally over time, based on the Proponent's Objectives, the City's Comprehensive Plan policies for the Tukwila South area, the proposed elements of the Master Plan and market conditions.

Alternatives analyzed in the Draft EIS include, in summary:

Alternative 1: High Intensity Campus Development

Alternative 1 would reflect a potential maximum end of the development envelope (approximately 14 million square feet of new development) that could potentially be developed by 2030. The mix of uses and densities under this alternative would be consistent with a dense campus environment, and would result in a higher intensity, denser, urban character of development. Assumed uses would include emerging technology (research and development and office campus), retail, residential, restaurant and hotel uses. Redevelopment of the existing Segale Business Park is assumed during the latter stages of the buildout period.

Under Alternative 1, Southcenter Parkway would be expanded in a new alignment along the base of the western hillside to S 200th Street. S 178th Street would be realigned to intersect with Southcenter Parkway at Segale Park Drive C. The existing flood protection barrier dike would be relocated to the southern boundary of the site (north of S 204th Street). Alternative 1 includes implementation of a Sensitive Area Master Plan. Portions of the site would be preserved from development, including the seep/spring wetlands, and natural streams within the western steep slopes.

Alternative 2: Moderate Intensity Campus Development

Alternative 2 would reflect a level of development (approximately 10.3 million square feet of new development) that represents a “lower” end of what could potentially be developed by 2030. The mix of uses and densities under this alternative would also be consistent with a campus environment, and would result in a moderate intensity, less dense character of development than is represented by Alternative 1. Assumed uses would be the same as in Alternative 1, with the addition of flex-tech use (flex-tech includes business and professional offices, but may also include limited product production and distribution uses that are accessory to the office use). As for Alternative 1, redevelopment of the existing Segale Business Park is assumed during the latter stages of the buildout period.

Southcenter Parkway and S 178th Street would be realigned in the same configuration as under Alternative 1. Relocation of the existing flood protection barrier dike to the southern boundary of the site (north of S 204th Street) would also occur. Alternative 2 also includes implementation of the Sensitive Area Master Plan. The same portions of the site

would be preserved from development as described under Alternative 1.

Alternative 3: No Action

The No Action Alternative is defined by what would be most likely to happen if the proposal did not occur, given existing zoning and site characteristics. This alternative would reflect a scenario that is consistent with the 25-year development potential of the site (approximately 2 million square feet of new development), assuming no approval of the Proposed Actions, no relocation of the existing protection barrier dike, and limited changes to existing wetland and ditch/stream conditions. It is assumed that the existing Segale Business Park and certain other existing uses would remain. This alternative assumes that annexation of the portion of the site within the City's Potential Annexation Area occurs at some point in the future; therefore, it assumes that development would occur consistent with existing City of Tukwila regulations. Under the No Action Alternative, improvements to S 178th Street are not assumed; however, the extension of Southcenter Parkway to support a lower-density, more industrial character of development is assumed, in an alignment that would bisect the site (different than under Alternatives 1 and 2). It is assumed that the site would develop consistent with the more traditional pattern of light industrial and warehouse land uses that exist in the area.

LOCATION

The site of the Tukwila South Project lies within the City of Tukwila's Tukwila South planning area, which extends from S 180th Street in the City of Tukwila to S 204th Street in King County. The site is proximate to SeaTac International airport and the regional transportation infrastructure network (I-5, I-405, and SR 167). General site boundaries are S 178th/S 180th Street on the north; S 204th Street on the south; Orillia Road and Interstate-5 on the west; and the Green River on the east. Approximately 217 acres are located within the City of Tukwila city limits; the remaining 281 acres are located in unincorporated King County and the City of Kent (an approximate 22-acre portion of the site in the southwest corner is located in the City of Kent). It is intended that the portion of the site in unincorporated King County will be annexed to the City in 2005, subsequent to issuance of the Final EIS and City decisions on the Master Plans and a Development Agreement between La Pianta and the City.

PROPONENT/APPLICANT

La Pianta LLC

LEAD AGENCY

City of Tukwila
Department of Community Development
6300 Southcenter Boulevard, Suite 100
Tukwila, WA 98188

RESPONSIBLE OFFICIAL

Steve Lancaster, Director
Department of Community Development
6300 Southcenter Boulevard, Suite 100
Tukwila, WA 98188

LEAD AGENCY CONTACT PERSON

Steve Lancaster, Director
City of Tukwila
Department of Community Development
6300 Southcenter Boulevard, Suite 100
Tukwila, WA 98188
(206) 431-3670

PERMITS AND APPROVALSCity of Tukwila

- Master Plan approval
- Designation of the site as a Sensitive Area Master Plan Overlay district and approval of a Sensitive Area Master Plan
- Amendments to the Tukwila Zoning Map, including application of appropriate use designations to any newly annexed property. The Tukwila Shoreline Master Program applying appropriate shoreline use designations to any newly annexed property.
- Grading Permit
- Substantial Development permit
- Development Agreement between La Pianta LLC and the City of Tukwila
- Other modifications to applicable code provisions, including:
 - Modifications to zoning and subdivision sections of the Tukwila Municipal Code (including binding site plan provisions) and
 - All other land-altering, building and construction permits for future development

Federal Government

US Army Corps of Engineers

- Section 404 Permit and possible other approvals

NOAA and US Fish and Wildlife Service

- ESA Compliance and Magnuson-Stevens essential fish habitat Consultation
- Consultation pursuant to Section 106 of the National Historic Preservation Act

Federal Emergency Management Administration

- Approval of change in floodplain

Federal Highway Administration

- Possible approvals for federal funding of Southcenter Parkway improvement

State of Washington

Department of Ecology

- Section 401 Certification; Coastal Zone Management Act Consistency Determination
- Section 402 NPDES permit
- Dam Safety approval
- Possible Model Toxics Control Act compliance

Department of Fish and Wildlife

- Hydraulic Project Approval

Department of Transportation

- Possible approvals for any changes to state facilities and funding

Department of Natural Resources

- Possible aquatic resources use authorization

**EIS AUTHORS AND
PRINCIPAL CONTRIBUTORS**

**EIS Project Manager, Primary Author, Land Use,
Relationship to Plans and Policies, Socioeconomics,
Parks and Recreation, Aesthetics/Light and Glare, and
Public Services**

Blumen Consulting Group, Inc.
600 108th Ave. NE Suite 1002
Bellevue, WA 98004

Master Drainage Plan and Utilities

Goldsmith and Associates
1215 114th Ave SE
Bellevue, WA 98004

and

Northwest Hydraulic Consultants
16300 Christensen Road, Suite 350
Seattle, WA 98188

Geotechnical and Groundwater

Associated Earth Sciences, Inc. (AESI)
911 5th Avenue, Suite 100
Kirkland, WA 98033

Water Quality

A.C. Kindig and Co.
12501 Bell-Red Rd, Suite 201
Bellevue, WA 98005

Fish and Wildlife

Cedarock Consultants, Inc.
19609 244th Avenue NE
Woodinville, WA 98072

Wetlands

Raedeke Associates
5711 NE 63rd St.
Seattle, WA 98115

Transportation

Transportation Engineering Northwest (TENW)
PO Box 65254
Seattle, WA 98155

Air Quality/Noise

Parsons Brinckerhoff
999 3rd Avenue, Suite 2200
Seattle, WA 98104

Visual Analysis (Graphics)

Collins Woerman
777 108th Avenue NE, Suite 400
Seattle, WA 98004

Historic/Cultural Resources

Entrix
2701 1st Avenue, Suite 500
Seattle, WA 98121

Hazardous Materials

Farallon Consulting, LLC
320 3rd Avenue NE
Issaquah, WA 98027

**LOCATION OF BACK-
GROUND INFORMATION**

Background material and supporting documents may be obtained from:

City of Tukwila
Department of Community Development
6300 Southcenter Boulevard, Suite 100
Tukwila, WA 98188

**DATE OF DRAFT EIS
ISSUANCE**

April 5, 2005

**DATE DRAFT EIS
COMMENTS ARE DUE**

May 5, 2005

**DRAFT EIS PUBLIC
MEETING**

A public meeting has been scheduled at the following time and location:

Date: April 27, 2005
Time: 6:00 PM
Place: Tukwila City Council Chambers
6200 Southcenter Boulevard
Tukwila, WA 98188

AVAILABILITY OF THE DRAFT EIS

This Draft EIS has been distributed to agencies, organizations and individuals noted on the Distribution List following Chapter 3. Additional copies are available for purchase at Tukwila City Hall at a reproduction cost of \$20 per volume, plus tax. The mailing cost is \$6.

Copies of the Draft EIS are also available for review at:

Tukwila Library
14475 59th Avenue South
Tukwila, WA 98168

Foster Library
4060 S 144th Street
Tukwila, WA 98168

Tukwila Department of Community Development
6300 Southcenter Boulevard, Suite 100
Tukwila, WA 98188

Alternatively, the Draft EIS can be reviewed and downloaded at the Department of Community Development web site at:
www.ci.Tukwila.wa.us

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APPENDICES

- A. Geology, Soils and Groundwater**
- B. Preliminary Master Drainage Plan**
- C. Water Quality Technical Report**
- D. Plants and Animals Technical Report**

- E. Fisheries Technical Report**
- F. Wetland Report and Mitigation Plan**
- G. Hazardous Materials Technical Report**
- H. Archaeological and Historical Resources Report**
- I. Transportation Study**
- J. Air Quality Technical Report**
- K. Noise Technical Report**
- L. Sensitive Area Master Plan**